

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
761-5875

Project Name: North Broward Hospital District

Case #: 23-ZR-00

Date:
2-2-01

Comments:
N/C

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Division: Planning

Member: Jim Koeth
761 5276

Project Name: North Broward Hospital District

Case #: 23 ZR 00

Date: February 1, 2001

Comments :

- 1) Provide narrative outlining project's compliance with rezoning criteria as per ULDR Sec. 47-24.4.(D). Cite each criterion and write project's compliance with such.
- 2) Project does not comply with bufferyard requirements. Discuss with Zoning and Landscape Rep. at the meeting.
- 3) Provide site area in acreage within calculation table. Provide overall site acreage and acreage to be rezoned.
- 4) Staff may not support rezoning to B-3.
- 5) Application is a "Z" case, not a "ZR" case. Please see Planning and Zoning Counter for reassignment of case number.
- 6) Denote alley width on site plan.
- 7) Provide correct zoning designation on property to the south of property.
- 8) Provide narrative of proposed use (i.e. hrs. of operation, use, affiliation et. al.).
- 9) Discuss parking lot perimeter control (safety) with applicant and Police Rep. at the meeting.
- 10) Discuss provision for additional landscaping along perimeter of site with Landscaping Rep. at the meeting.
- 11) Provide photometrics plan. Ensure that no more than .5 footcandle falls upon residential property.
- 12) Provide lighting pole detail (height, type, color, shield). Ensure glare does not affect existing residential property.

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13) Upon removal of curb cuts, replace with sidewalk and swale. Discuss with Engineering Rep. at the meeting.

Additional comments may be forthcoming at the meeting.

Division: Police

Member: Det. Nate Jackson
759-6422
877-7875-Pager

Project Name: North Broward Hospital District Case #: 23-ZR-00

Date: February 13, 2001

Review Time:

Comments:

1. No comments.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: North Broward Hospital District

Case #: 23-ZR-00

Date: February 4, 2000

Comments:

1. Provide site plan showing storm water retention and related calculations.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: North Broward Hospital District

Case #: 23-ZR-00

Date: 2/5/01

Comments:

1. Buffer yard requirements of section 47-25.3.d apply to this development site.
 - a. Ten (10) foot landscape strip shall be provided adjacent to residential property.
 - b. No parking within twelve (12) feet of adjacent residential property.
 - c. Dumpster enclosure shall not be located with twelve (12) feet of adjacent residential property.
 - d. A minimum of a five (5) foot wall is required adjacent to the residential property.
 - e. Light fixtures shall not be located in the buffer-yard.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC. Foot-candle values shall not exceed .5 foot candles at the residential property.
3. Discuss rezoning to XP with Planning representative.
4. Additional comments maybe discussed at DRC meeting.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: North Broward Hospital District

Case #: 23-ZR-00

Date: 2/7/01

Comments:

1. Minimum interior landscape area dimension for peninsula tree islands is 8' (not including curbing).
2. Trees require a minimum 8' wide planting area. Certain areas in the parking lot show a deficiency.
3. Show any utilities (such as overhead powerlines) on the landscape plan. All tree planting to be in accordance with FPL guidelines for planting in the vicinity of powerlines. (There appears to be overheads along NW 1st St. and 12th Ave.)
4. Verify that street tree requirements are met. There appears to be a deficiency in this regard.
5. Minimum height of required trees is 10' overall height.
6. Label the existing trees or palms on site, and trees on adjacent property that overhang the property line.
7. Indicate requirements for irrigation.
8. Retroactive fence landscape Code requirements apply (as appropriate).
9. Need 3 trees in interior landscape areas that have a minimum 15' landscape area dimension.

Verify any applicable residential bufferyard requirements.

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Division: Construction Services

Member: John R. Smith
761-5220

Project Name: North Broward Hospital District

Case #: 23-ZR-01

Date: February 13, 2001

Comments:

1. No comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: North Broward Hospital Distr.

Case #: 23-ZR-01

Date: 2/7/01

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. Provide a photometric lighting design for site.
3. The plans must be revised to indicate "F" curb and gutter along frontage of N.W. 1 Street and installation of sidewalk adjacent to it. Associated drainage facilities (exfiltration/french drainage or positive drainage (to City system, if any) along N.W. 1 Street must be installed with approved design prepared by a licensed civil engineer for separate engineering permit per City's standards and specifications.
4. Curb and gutter shall begin at eastern P.T. of one-way exit drive and continue to P.T. of radius at N.W. 1 St. and N.W. 12 Avenue at a minimum, with appropriate surface water runoff routing.
5. Plans indicate wood power pole in N.W. 1 St. access. Contact FPL and/or Doug Lee, Project Engineer/City, for effective relocation prior to urgent request during construction.
6. Indicate typical parking space widths on plan.
7. Plan indicates a gap in sidewalk along N.W. 1 St. between one-way drive exit and existing building. This walk must continue and also continue through driveways rather than the drives prevailing over walkways as indicated on plans.
8. Provide a stop sign and bar at both exits for site parking areas.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: North Broward Hospital District

Case #: 23-ZR-00

Date: February 13, 2001

Comments:

No apparent interference will result from this plan at this time.